



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, NOVEMBER 28, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARINGS:

1. Z201624 – Sandra Cangemi, owner/applicant, request for a Special Permit for a two-family home per Section 3.1.2(2) of the Ellington Zoning Regulations on property located at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone. **(WITHDRAWAL PRESENT)**
2. Z201630 – Robert and Nancy Martel, owner/applicant, request for a Special Permit for an accessory apartment pursuant to Section 7.1 of the Ellington Zoning Regulations on property located at 11 Hillsdale Drive, APN 006-021-0000 in an R (Residential) Zone. **(WITHDRAWAL PRESENT)**
3. Z201631 – Tango Properties, LLC, owner/applicant, request for Site Plan Modifications for a 30'x34' addition, construction of a drive-through window and lane, construction of an attached 8'x20' freezer, modification to curb-cut on Skinner Road, demolition of existing home, replacement of existing canopy, landscaping, lighting, signage, and other associated improvements and a Special Permit for food service on property located at 194 Windsorville Road, APN 009-067-0000 and 276 Skinner Road, APN 009-068-0000 in a C (Commercial) Zone. **(OPENING OF HEARING AND POSSIBLE DECISION)**
4. Z201632 – James Gessay, & Robert Ludwig, owner/Cold Creek Brewery LLC, applicant, request for modification to Special Permit to allow on-site sale of prepackaged foods at 6 Industrial Drive (Suites 5, 6 & 7), APN 092-007-0000 in an I (Industrial) Zone. **(OPENING OF HEARING AND POSSIBLE DECISION)**

IV. OLD BUSINESS:

1. Z201506 – Pursuant to correspondence from Quantum of Ellington II, LLC dated September 12, 2016, request for a bond adjustment for active phases 1, 2, 3, 4, and 7, and to set bonding for phases 5 and 6 for the property known as Windermere Village on the west side of Windermere Avenue. **(TABLED FROM OCTOBER 24, 2016)**

V. NEW BUSINESS:

1. Pursuant to a letter dated November 2, 2016, request for two (2) 90-day extensions of approval for S201605 – Catholic Cemeteries Association of the Archdiocese of Hartford, Inc., owner/Horseshoe Lane Associates, LLC, applicant, for a 8-lot subdivision known as Tripp Road Estates on property located at 146 Tripp Road, APNs 041-001-0000 and 032-005-0000 in an RAR (Rural Agricultural Residential) Zone.
2. Z201633 – Sadds Mill Associates, LLC, owner/applicant, request for a Special Permit and Site Plan Modification to an existing earth excavation permit including grading within 100' of Route 140 (Sadds Mills Road) and Green Road on property located on the north side of Sadds Mill Road, APNs 088-001-0000, 100-009-0000, 100-011-0000, 101-003-0000 and 101-001-0000 in an RAR and I (Rural Agricultural Residential and Industrial) Zone. **(RECEIVE AND SCHEDULE HEARING)**
3. Z201634 – Sandra Cangemi, owner/applicant, request for a Special Permit for an accessory apartment via Section 7.1 of the Ellington Zoning Regulations and in accordance with variances (granted November 7, 2016) of Sections 7.1A(1) to not require owner-occupancy, 7.1A(2) to allow a floor area greater than 800 square feet and more than 35% of the usable floor area of the primary dwelling unit, and 7.1A(5) to allow two main entrances on the street side at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone. **(RECEIVE AND SCHEDULE HEARING)**

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the October 24, 2016 Meeting Minutes.
2. Correspondence/Discussion:
 - a. Proposed 2017 Planning and Zoning Commission Regular Meeting Schedule.

VII. ADJOURNMENT: